

FRANKLIN COUNTY AREA PLAN COMMISSION
MEMORADUM & MINUTES
COMMISSIONERS/COUNCIL PUBLIC MEETING ROOM
AUGUST 12, 2020

THOSE PRESENT: Ruthie Mannix, President; Glenn Bailey, Vice-President; Robert Braun, Mary Rodenhuis, and Ed Derickson. Also Present; Tammy Davis, Commission Attorney and Cindy C. Orschell, Director. Denny Brown (absent)

Pledge of Allegiance

Roll Call

NOMINATION OF VICE-PRESIDENT - MOTION - Robert Braun moved to nominate Glenn Bailey, Mary Rodenhuis 2nd. AIF. MC.

MINUTES of July 8, 2020 – MOTION – Robert Braun moved to approve minutes, Glenn Bailey 2nd. AIF. MC.

DISCUSSION - Solar Farms –Ruthie Mannix – looked for zoning codes on solar farms, and didn't find much. Mary Rodenhuis - Posey County has approximately 20 pages, and Shelby county has 4-5 pages on solar farms. Ruthie Mannix – asked what were the height points. Mary Rodenhuis– broken down into multiple levels, depending on acreage, if it's for a business, or agriculture. And if its commercial its amps up. All requires fencing or landscape blockage, and height limitations. Trying to utilize the farm ground around and underneath the panels, so the solar farms are taking farm ground out of use; and the potential for toxicity. The placement on not getting too close to schools, and the size. Rick Gill, School Board – large solar panel facility in Richmond, Indiana. Glenn Bailey – only concerned with business type, or an individual land owner. Mary Rodenhuis– we can look under a private resident, farm use and going up the scale. Ruthie Mannix – asked Mary Rodenhuis to forward this information to the Board. Mary Rodehuis- said she would, and will continue to look for more information. Calvin finch – owns a farm in Springfield and Bath township, a solar company has contacted him and they are wanting to use 2500 acres for solar panels, and was wondering about permits. Ruthie Mannix – we don't have anything in the code about solar, or wind turbines, or tiny homes and we will be looking at it.

WIND TURBINES- Ed Derickson – Randolph County has some wind turbines, and speaks about the size of them, and the concrete used for the turbines. Mary Rodenhuis – mentions about them being too close to air fields, and doesn't think at our highest point that we are high enough. Also, she will look into Henry County, and Randolph County.

Sara Duffy – asked about the public comment from the farm in Bath and Springfield Township. Ruthie Mannix - it was Calvin Finch. Sara Duffy – is there a reason why the board is looking into this. Ruthie – not really, other than wanting to be proactive.

TINY HOMES – Cindy Orschell – not a lot of inquiries, but feels we will have more of them. Possible have it under a variance, or have it under a conditional use, class 2. Mary Rodenhuis– permanent or RV type. Cindy Orschell– permanent, a variance could be applied for, or we could make it a conditional use, class 2. Glenn Bailey– asks about the square feet. Cindy Orschell – maybe 500 square feet. Glenn Bailey – he has been seeing more like 200-300 square feet. Ruthie – home many have questioned the tine homes? Cindy Orschell - Approximately 6 people have inquired about the tiny homes. Ruthie Mannix - Ruthie Mannix – feels there needs to be some kind of oversight on the tiny homes, we can continue the discussion. Glenn Bailey - will research further on the tiny homes. Robert Braun – thinks it would have to meet the same requirement as for 900 square feet, it's just smaller than the square footage.

BUILDING ACTIVITIY REPORT – Cindy Orschell – does not have the report for the board, but will email it to the members tomorrow.

VIOLATION REPORT - Cindy Orschell – presented copies to board members.

Derryl Cregar – Tammy Davis – she believes the Cregar’s who are represented by Attorney Badel have filed a petition to vacate the road. Hopefully if that happens it will work itself out. The court date for that case, has been bumped out.

Daniel & James Davis – Tammy Davis – Court case set for Monday, and Cindy Orschell visited the site on 8/11/2020 saw some progress. Tammy Davis- did speak to him today; all mowers have been removed. If the board is ok, she would like to bump the date out. He is doing what we need him to do. She will do a motion to continue the case, the board was in agreement.

Donald Harding – Tammy Davis – had court with Donald Harding has paid his fine and given 30 days to move everything from setbacks, and he has some vehicles on the property, so he has 60 days to remove the cars. And if more time was needed, he was to contact us.

Andrew Matthews – Tammy Davis – has been sent a letter, no contact. Cindy Orschell – no contact with Andrew Matthews. Robert Braun – next step. Cindy Orschell – that would be up to board. Tammy Davis - I could try a certified mailing, and if that doesn’t work, then litigation. Robert Braun -how about sending a letter and if no response by next meeting, then litigation. Board is in agreement.

Robert Barngrover – Cindy Orschell - site visit on 8/11/2020. He is still in non-compliance on the trailer moved in, and he has built a deck and what appears to be a carport without permits. A letter sent regular mail, and one sent certified.

Randy & Bridget Smith – Cindy Orschell - there are two parcels, and one parcel appears to be in compliance, and one parcel has 2-3 cars moved in since the last site visit.

Thomas Whipple – Cindy Orschell - appears some cleaning has taken place, but there are still items in the back of the property within the setbacks. Tammy Davis – a letter was sent around the time of the last meeting, but she can verify the date if needed. Mary Rodenhuis – Tammy Davis to send a certified letter. Robert Braun – if some action by next month then they can continue, but if not then court.

Steven Peters – Cindy Orschell - spoke to Andy Murray, Surveyor to survey the property to meet setback, it is on his list to do.

Gregory Myers – Cindy Orschell - the variance application is coming before the BZA tonight on setbacks.

Eugene Moster – Cindy Orschell -the variance application is coming before the BZA tonight on setbacks.

Town of Brookville – Cindy Orschell – inquired about permit to Todd Thackery, Design Professional said he is working on it.

Evelyn Esterkamp – Cindy Orschell - investigated property, found no violation.

Stacy Merrell- Cindy Orschell - was unable to access property, sent letter informing them that I had received a complaint. and to contact the office. Letter was sent on 8/12/2020.

Anthony Lecher, Lecher Sawmill – Cindy Orschell - is put on hold until approximately January 2021 until they start grinding again.

BUDGET - Mary Rodenhuis - time of budget hearing on Monday, August 17th. Cindy Orschell – it's at 1:00 p.m. Cindy Orschell - asks for assistance on interviewing for Part-time. Ruthie Mannix- will assist.

NOISE ORDINANCE – Ed Derickson - make a recommendation to add to noise ordinance. Ruthie Mannix– you have language you want use to consider. Ed Derickson – yes. Mary Rodenhuis – asks Ed Derickson to write it up and present to board.

SIZE OF PRINT – Ruthie Mannix – the size of the print for our notices.

ADJOURNMENT – MOTION- Glenn Bailey moved to adjourn meeting, Mary Rodenhuis 2nd. AIF. MC. Meeting adjourned at 7:46 PM.

Ruthie Mannix, President

Cindy C. Orschell, Director

